

44-143

BK 7352 PG 233

NO TRANSFER
TAX PAID

QUITCLAIM DEED WITH COVENANT

011630

Know all Persons by these Presents,

That Francois Rodrigue, a/k/a Francis Rodrigue and Gloria Rodrigue of Waterville, County of Kennebec, State of Maine, for consideration paid, grant to Carroll Perkins Associates, Inc., a Maine corporation, with its principal offices in Waterville, County of Kennebec, State of Maine, whose mailing address is 63 Silver Street, Waterville, Maine 04901, with quitclaim covenant, the land and buildings in Waterville, County of Kennebec, State of Maine, described as follows:

SEE ATTACHED SCHEDULE A INCORPORATED HEREIN BY REFERENCE

Witness our hands and seals this 2nd day of the month of April, 2003.

Signed, Sealed and Delivered
in presence of

Sheryl A. King
Witness

Theresa A. Macklin
Witness

[Signature]
Francois Rodrigue,
a/k/a Francis Rodrigue

[Signature]
Gloria Rodrigue

State of Maine
Kennebec, ss.

April 2, 2003

Then personally appeared the above named Francois Rodrigue, a/k/a Francis Rodrigue and Gloria Rodrigue and acknowledged the foregoing instrument to be their free act and deed.

SEAL

Before me,

Theresa A. Macklin
Notary Public/Attorney at Law

THERESA A. MACKLIN
Notary Public, Maine

Printed Name: My Commission Expires March 9, 2010

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SCHEDULE A

A certain parcel of land situate in Waterville, Kennebec County, State of Maine, said parcel being a corner lot bounded southwesterly by the northeasterly right of way line of Western Avenue, so-called, and bounded southeasterly by the northwesterly right of way line of Silver Street, so-called, and more particularly bounded and described as follows:

Beginning at an iron pin set in the northwesterly right of way line of said Silver Street, said iron pin marking the most southerly corner of a triangular parcel of land conveyed by Julian Bechard and Diane Bechard, Co-Trustees of Trust B u/w/o Lucien J. Bechard and Co-Trustees u/w/o Mary A. Bechard to Bernard McCaslin, et al. by deed recorded in Kennebec County Registry of Deeds, Book 3009, Page 176; thence S 58° 56' 38" W along the northwesterly right of way line of said Silver Street a distance of 124.56 feet to an iron pin set at the intersection of said right of way line with the northeasterly right of way line of Western Avenue; thence N 28° 18' 58" W along the northeasterly right of way line of said Western Avenue a distance of 120 feet to an iron pin; then N 50° 33' 3" E a distance of 128 feet to an iron pin; thence S 27° 49' 47" E along the southwesterly line of land of Bernard L. McCaslin, et al., a distance of 138.77 feet to the iron pin at the point of beginning.

Excepting and reserving to Julian Bechard and Diane Bechard, Co-Trustees of Trust B u/w/o Lucien J. Bechard and Co-Trustees u/w/o Mary A. Bechard, their heirs and assigns forever the exclusive right to use and occupy the following described portion of the above parcel: Beginning at the northwesterly corner of the premises above conveyed; thence N 50° 33' 3" E a distance of 128 feet to an iron pin; thence S 27° 29' 47" E a distance of 48.32 feet to an iron pin; thence S 57° 4' 48" W following the center line of the vertical section of a concrete retaining wall a distance of 125.59 feet to an iron pin set on the easterly line of Western Avenue; thence N 28° 18' 58" W a distance of 33.68 feet to the iron pin at the point of beginning.

Normal maintenance and repair of said retaining wall shall be the equal responsibility of the parties hereto, their successors, personal representatives and assigns.

This property is subject to a mortgage from Thomas J. Nale, et al., to Peoples Heritage Bank, dated December 10, 1998, and recorded in the Kennebec County Registry of Deeds at Book 5814, Page 235.

Meaning and intending to convey all our right, title and interest in property more particularly described in a deed from Thomas J. Nale to Thomas J. Nale, Gregg Perkins, Richard Goodhue, Francis Rodrigue and Mark McDonough, dated December 10, 1998, and recorded in the Kennebec County Registry of Deeds at Book 5814, Page 233.

RECEIVED KENNEBEC SS.

2003 APR 14 PM 3:12

ATTEST 
REGISTER OF DEEDS